

RESOLUTION NO. 2008-45

A RESOLUTION of the City Council of Wenatchee, Washington, declaring the intention of the Council to order the formation of a local improvement district for the construction and installation of roadway and dry utility improvements within the boundaries of the proposed district; setting forth the nature and territorial extent of such proposed improvements; designating the number of the local improvement district; describing the boundaries thereof; stating the estimated cost and expense of the improvements and the amount thereof proposed to be borne by the property within the proposed local improvement district; and fixing a date, time and place for a public hearing on the formation of the proposed district.

WHEREAS, the City of Wenatchee has contacted owners of impacted properties and they mutually agree to begin the process of the formation of a local improvement district for the purpose of making roadway and dry utility improvements; and

WHEREAS, RCW 35.43.140 provides for the initiation of an improvement district by resolution; and

WHEREAS, the Council finds that the roadway and dry utility improvements will be of special benefit to the properties hereinafter described; and

WHEREAS, the City Engineer has determined that the improvements appear to be feasible.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE, WASHINGTON, as follows:

Section 1. It is the intention of the Council to order construction of roadway and dry utility improvements between Fifth and Ninth Streets on Piere Street and Riverside Drive. The boundaries of the proposed district and extent of the proposed improvements are shown on Exhibit A attached hereto and incorporated herein by this reference (the "Improvements").

The Improvements shall be installed complete with all equipment and appurtenances necessary to the proper operation of the roadway and dry utility systems of the City. The City shall acquire by gift, purchase, franchise, lease or condemnation all property,

both real and personal, or any interest therein and all rights of way, franchises, permits and easements which may be found necessary to acquire, construct, and install the above-described Improvements.

It is hereby further provided that the hereinbefore authorized plan of improvements shall be subject to such changes as to details of said plan, not affecting the service to be provided, as shall be authorized by the Council either prior to or during the actual course of construction.

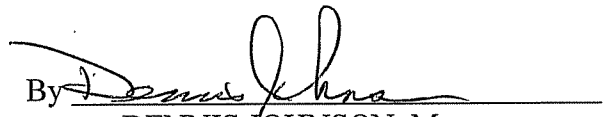
Section 2. It is the intention of the Council to order the formation of a local improvement district for the undertaking of the Improvements and including the area set forth on attached Exhibit A. Said proposed local improvement district shall be designated as the "Local Improvement District No. 2008-01" (the "LID"). The cost of the Improvements in the LID is estimated to be \$3,500,000. The cost of the Improvements described in Section 1 shall be assessed against the property specially benefitted by such Improvements, on the basis of the amount of the special benefits to such property. The assessments shall be for the sole purpose of payment into such local improvement district bond fund as may be specified by the City Council for the payment of local improvement district bonds to be issued to defray the costs of such Improvements. Actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value of the improvement to the property.

Section 3. All persons who may desire to object to such Improvements and the formation of a local improvement district are hereby notified to appear and present such objections at the meeting of the City Council to be held in the Council Chambers of the City Hall at Wenatchee, Washington, at 5:15 p.m. on July 24, 2008, which time and place are hereby fixed for hearing all matters relating to the Improvements and all objections thereto and for determining the method of payment of said Improvements. The City Clerk is hereby directed to give notice of the hearing in the manner required by law, with the date of the first publication to be at least fifteen days prior to the date of the hearing, and to mail a notice of such hearing

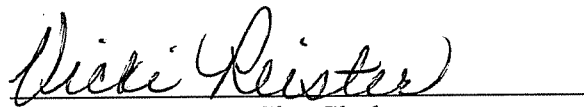
setting forth the nature of the proposed improvements, the total estimated cost, the estimated benefits of the improvements to the particular lot, tract or parcel of land, and the time and date of said hearing, at least fifteen days before the date thereof, to each owner or reputed owner of any lot, tract, parcel of land, or other property specially benefited by the improvements, at the address shown on the tax rolls of the County Assessor.

ADOPTED at a regular meeting of the City Council of Wenatchee, Washington, held on the 12th day of June, 2008.

CITY OF WENATCHEE, WASHINGTON

By 
DENNIS JOHNSON, Mayor

ATTEST:


VICKI REISTER, City Clerk

APPROVED:

STEVE D. SMITH, City Attorney

Exhibit A
Riverside Drive LID 2008-01
Project Description

The City of Wenatchee undertook an extensive planning process in conjunction with property owners, the public, and the Chelan County PUD to develop a subarea plan for the redevelopment of the Columbia River waterfront. The planning process identified a need for a new roadway between Fifth and Ninth Streets. The City of Wenatchee developed a private partnership project for the construction of a new roadway between Fifth and Ninth Streets along the waterfront and for the improvement of Piere Street. The partnership includes right of way provided by the property owners, a state Transportation Improvement Board grant, and City of Wenatchee arterial street funds.

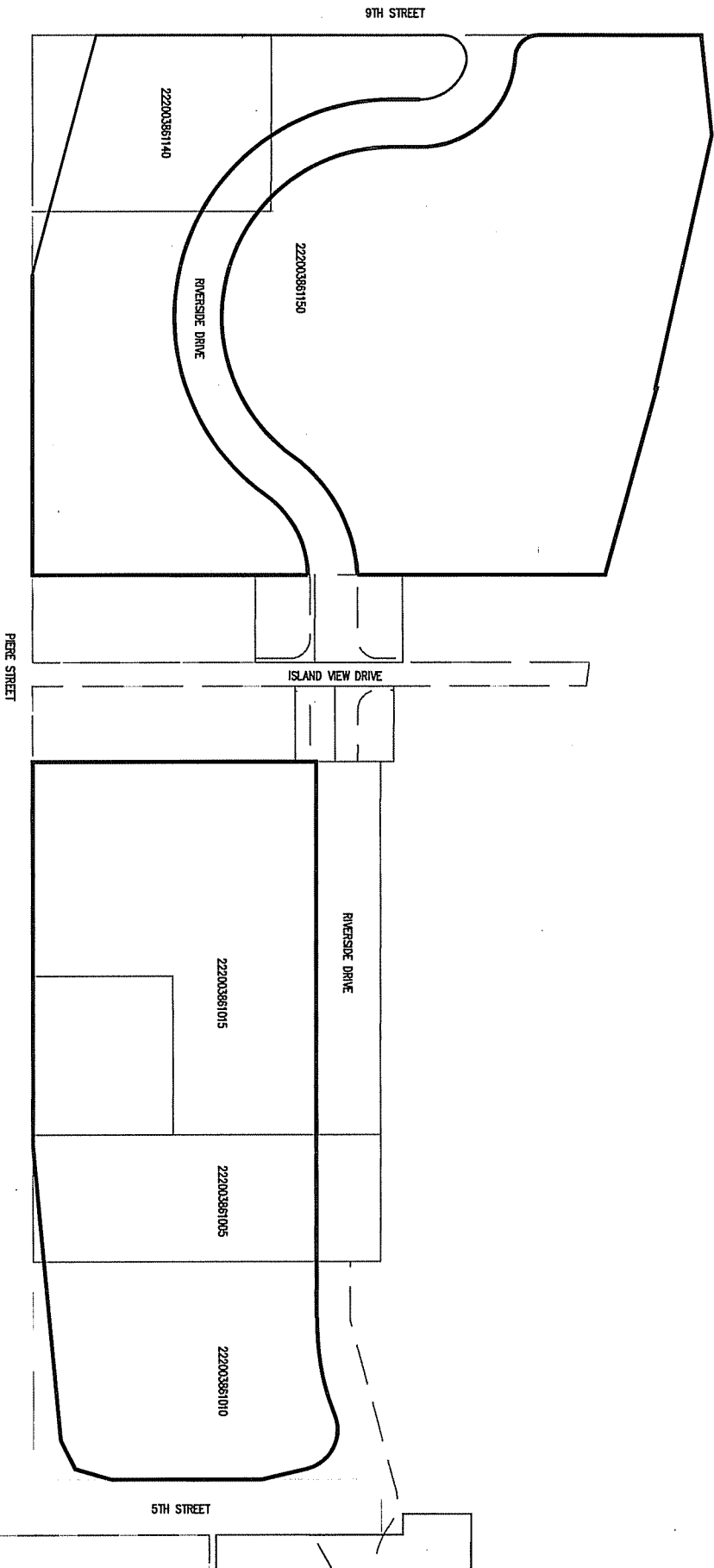
The City has worked closely with the property owners and the utility providers to develop design plans for the construction of the improvements. The design includes dry utilities, city utilities, streetscape amenities accompanying Riverside Drive and roadway improvements in both Piere Street and along the new alignment for Riverside Drive. Given the increased scope of the project with the addition of dry utilities, additional Piere Street improvements, and increased costs for streetscape, the City and the private partners agreed to pursue an LID to cover those costs of specific benefit to the properties and to allow purchase of the right of way opposed to donation.

The proposed LID will supplement the project funding to pay for the following between Fifth and Ninth Streets:

- Riverside Drive Right of Way
- Dry Utility System
- Grant Ineligible Landscaping along the Streetscape
- Piere Street Improvements Outside of the Original Project Scope
- Administration of the LID

Should and LID be created this summer, the construction schedule is anticipated to begin late this fall with the improvements completed by the end of the 2009 construction season.

EXHIBIT A



LEGEND

— LD PROPERTIES

CLERK'S CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Clerk of the City of Wenatchee, Washington (the "City"), and keeper of the records of the City Council (the "Council") DO HEREBY CERTIFY:

1. That the attached is a true and correct copy of Resolution No. 2008-45 (the "Resolution") of the Council as finally adopted at a regular meeting of the Council held on the 12th day of June, 2008, and duly recorded in my office.

2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a legally sufficient number of members of the Council voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 12 day of June, 2008.


VICKI REISTER, City Clerk